096.0	0004	0016.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,086,900	/	1,086,900
USE VALUE:	1,086,900	/	1,086,900
ASSESSED:	1,086,900	/	1,086,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		HARTFORD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MISRA GAURAV
Owner 2:	OWEN JESSICA REBECCA
Owner 3:	
Street 1:	26 HARTFORD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DOHERTY STEPHEN / TRUSTEE -
Owner 2:	FTO REALTY TRUST -
Street 1:	109 BLANCHARD RD
Twn/City:	LAWRENCE
St/Prov:	MA Cntry:
Postal:	01843

NARRATIVE DESCRIPTION

This parcel contains .51 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1963, having primarily Wood Shingle Exterior and 2785 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	22226.000	309,000		777,900	1,086,900
Total Card	0.510	309,000		777,900	1,086,900
Total Parcel	0.510	309,000		777,900	1,086,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 390.30 /Parcel: 390.30

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	63059
GIS Ref	
GIS Ref	
Insp Date	09/21/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 096.0-0004-0016.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	309,000	0	22,226.	777,900	1,086,900		Year end	12/23/2021
2021	101	FV	297,800	0	22,226.	777,900	1,075,700		Year End Roll	12/10/2020
2020	101	FV	297,800	0	22,226.	777,900	1,075,700	1,075,700	Year End Roll	12/18/2019
2019	101	FV	283,800	0	22,226.	777,900	1,061,700	1,061,700	Year End Roll	1/3/2019
2018	101	FV	283,800	0	22,226.	666,800	950,600	950,600	Year End Roll	12/20/2017
2017	101	FV	283,800	0	22,226.	622,300	906,100	906,100	Year End Roll	1/3/2017
2016	101	FV	283,800	0	22,226.	533,400	817,200	817,200	Year End	1/4/2016
2015	101	FV	241,000	0	22,226.	477,900	718,900	718,900	Year End Roll	12/11/2014

!7880!

PRINT

Date	Time
12/30/21	06:20:42

LAST REV

Date	Time
10/13/20	08:26:42
jorourke	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7880

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOHERTY STEPHEN	75153-92	1	7/17/2020		1,250,000	No	No		
GEYER MICHAEL,	73462-315	1	10/16/2019	Change>Sale	560,000	No	No		
	20227-120		11/1/1989		267,500	No	No		Margaret A Geyer - DOD: 08/15/2003 BK: 73462

USER DEFINED

Prior Id # 1:	63059
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/12/2019	1988	Heat App	10,000	C				
11/14/2019	1852	Inter Fi	36,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
10/13/2020	SQ Returned	JO	Jenny O
9/9/2020	SQ Mailed	MM	Mary M
9/21/2018	MEAS&NOTICE	BS	Barbara S
5/2/2009	Meas/Inspect	372	PATRIOT
11/17/1999	Inspected	267	PATRIOT
11/8/1999	Mailer Sent		
10/15/1999	Measured	256	PATRIOT
8/2/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		22226		Sq. Ft.	Site		0	70.	0.50	4									777,910						777,900	

Total AC/HA:	0.51024	Total SF/SM:	22226	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	777,910	Spl Credit		Total:	777,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1963	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:			
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Fair
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.32135546
Const Adj.:	0.98451054
Adj $ / SQ:	130.089
Other Features:	107977
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	447882
Depreciation:	138843
Depreciated Total:	309039

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	2	HB					

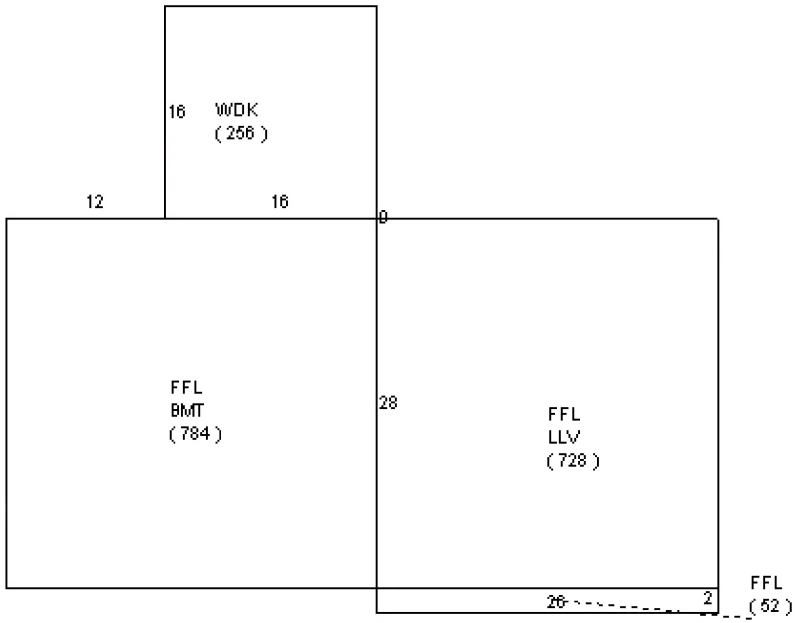
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	143.10
Special Features:	0	Val/Su Net:	92.74
Final Total:	309000	Val/Su SzAd	197.57

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,564	130.090	203,459
BMT	Basement	784	51.520	40,388
LLV	Lower Level	728	72.590	52,845
WDK	Deck	256	9.750	2,497

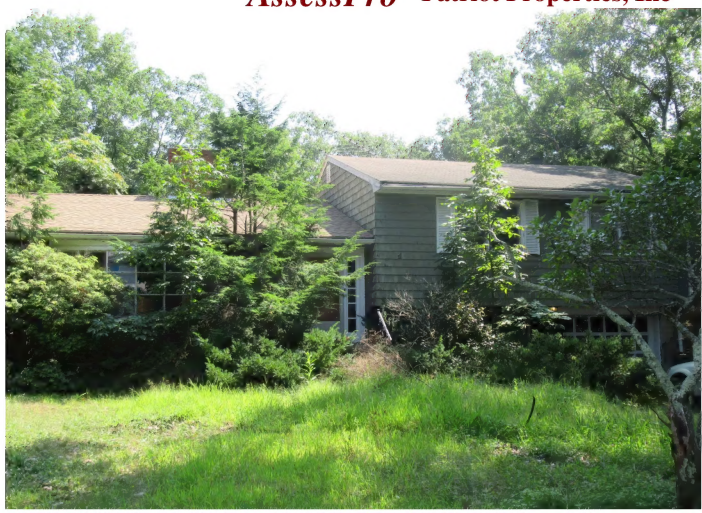
Net Sketched Area:	3,332			Total:	299,189
Size Ad	1564	Gross Area	3332	FinArea	2785

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	100	F	
LLV	100	FLA	60	F	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

096.0-0004-0016.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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